



**Project #16-045**  
**Little Wonders West Daycare**  
**Located at 380 West 1400 North**

**REPORT SUMMARY...**

*Project Name:* Little Wonders West  
*Proponent/Owner:* Michael Arambel / The Family Place  
*Project Address:* 380 West 1400 North  
*Request:* Conditional Use Permit  
*Current Zoning:* Community Commercial (CC)  
*Date of Hearing:* October 27, 2016  
*Type of Action:* Quasi-Judicial  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #16-045 Little Wonders West Daycare, for a commercial daycare with more than 17 children (clients) at the property located at 380 West 1400 North; TIN #05-041-0042.

*Land use adjoining the subject property*

<i>North:</i>	CS- Commercial Uses	<i>East:</i>	MR-12 Residential Uses
<i>South:</i>	MR-12 Residential Uses	<i>West:</i>	MR-12 Residential Uses

**Request & Existing Conditions**

The request is obtain a Conditional Use Permit for a commercial daycare (17 or more clients) with employee parking and client pick-up, drop off. This building was originally constructed in 1987 and a substantial building addition was constructed in 2004 on the north side. A conditional use permit was also issued for community services (The Family Place) in 2004. The site contains a 6,000 SF one-story brick building, a 16 stall parking lot, circular driveway drop-off area, a playground and full landscaping. The parking lot is accessed via 1400 North and the drop-off area is accessed via 400 West.

**Conditional Use Permit**

The proponent is requesting a new Conditional Use Permit for a commercial daycare for more than 17 clients. The Land Development Code (LDC) conditionally allows commercial daycares in the CC zone. The LDC 17.49 describes the purpose of conditional use permits as providing a system for discretionary consideration of applications in order to preserve neighborhood character and protect public health, safety and welfare. Conditional land uses typically are unique in nature and may have varying impacts depending on location, size, functionality, surrounding environments and other possible associated characteristics.

The State Health Department and Logan City Fire Department have minimum space requirements for each child in a daycare setting. The State Health Department also has a number of other provisions for licensing daycares, such as maintenance, outdoor spaces, personnel, and health. The Planning Commission is specifically reviewing the impact of a commercial daycare use in relation with the surrounding neighborhood.

**Parking & Access**

The property has a 16 stall parking lot accessed from 1400 North and located north of the building. A vehicular semi-circle drop-off is accessed from 400 West and located west of the building. Sidewalks connect the building to the parking lot and the drop-off area and continue outward to connect with sidewalks along both 1400 North and 400 West.

With daycare land uses, there typically tends to be peak drop-off and pick-up times that coincide with parents or guardians work schedules. With the Bridger Elementary School located near the property, peak daycare pick-up and drop off timing will likely impact school traffic, especially at the beginning of the school day. Staff recommends that drop-off and pick-up always occur off-street, without blocking sidewalks and in ways that minimize intersecting the school crossing at 1400 North and 400 West at the beginning and end of school. For example, if entering the site from the east, pick-up and drop-off could occur in the north parking lot rather than going thru the school crossing to access the drop-off drive thru on the west side of the building.

#### *Hours of Operation*

The applicant has indicated that the hours of operation will be from 6:00 AM to 6:00 PM. As per the Logan City municipal noise ordinance, no audible sounds shall cross property boundaries between the hours of 10:00 PM to 7:00 AM. One hour of daycare operation will occur in the mornings between 6:00-7:00 AM. As conditioned, the project will maintain noise levels acceptable to residential uses.

Other impacts typically discussed with Conditional Use Permits such as lighting, operational noises, dust, etc... should not have an impact on this neighborhood, however; the recommended conditions of approval will ensure that the land use maintains the current character of the neighborhood.

#### **AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from City departments or local agencies. The following comment was received:

- Water Department
  1. The landscape irrigation will need to be tested and if it cannot pass it will need to be updated to current standards and tested.
  2. All hose bibs must meet current back flow standards.
  3. Verify the boiler has no glycol or toxic chemicals. If determined it does the boiler will require a RPZ (ASSE1013) and tested.

#### **PUBLIC COMMENTS**

As of the time the staff report was prepared, no public comments have been received regarding this project. The project was noticed in the Herald Journal on 10-13-16, and posted on the Utah Public Meeting Notice website on 10-17-16. Public hearing notices were sent to property owners within 300' on 10-10-16.

#### **RECOMMENDED CONDITIONS OF APPROVAL**

*This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.*

1. All standard conditions of approval will be recorded with the Conditional Use Permit and are available in the Community Development Department.
2. The number of clients in the daycare shall be limited to State Law that requires a certain number of employees per client and a certain amount of building space per client.
3. Drop-off and Pick-up shall solely occur in the semi-circle driveway on the west side of the building and in the parking lot north of the building. A minimum of two (2) parking stalls on the north parking lot shall be dedicated to pick-up and drop-off.
4. At the beginning and conclusion of Bridgerland Elementary school during school crossing times at the intersection of 1400 North and 400 West daycare clients trying to access the building should be instructed to avoid the school crossing by using the north parking lot or west drop-off depending on the direction the client is coming from.
5. During the hour of 6:00 AM to 7:00 AM the activities of the daycare shall be limited to indoor areas only.

6. Pick-up and drop off areas shall comply with the adopted Logan City anti-idling ordinance.
7. Employees shall parking in the parking lot north of the building.
8. Any new exterior lighting shall be reviewed and approved by city staff prior to installation.
9. Future changes to the site or any additions to the building will require city review and approval, and may require additional permitting.
10. New signage and fencing shall obtain and a separate permit prior to installation.

#### **RECOMMENDED FINDINGS FOR APPROVAL**

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. Little Wonders, as conditioned, is compatible with surrounding land uses and zoning designations and will not interfere with the use and enjoyment of adjoining properties.
2. As conditioned, the street providing to the subject property has adequate capacity for the proposed use and parking/drop-off/pick-up management will be provided and regulated.
3. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



# APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal

Board ☐ Administrative Review

Date Received <b>9/26/16</b>	Received By	Receipt Number	Zone <b>CC</b>	Application Number <b>PC 16-045</b>
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME <b>LITTLE WONDERLS - WEST</b>				
PROJECT ADDRESS <b>380 WEST 1400N LOGAN</b>				COUNTY PLAT TAX ID # <b>05-041-0042</b>
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>MICHAEL J. ARAMBEL HYRUM UTAH</b>				MAIN PHONE # <b>435.752.2266</b>
MAILING ADDRESS <b>PO BOX 340</b>		CITY <b>HYRUM</b>	STATE <b>UTAH</b>	ZIP <b>84319</b>
EMAIL ADDRESS <b>COWS39@COMCAST.NET</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>THE FAMILY PLACE</b>				MAIN PHONE # <b>435.752.8880</b>
MAILING ADDRESS <b>1525 NORTH 200 WEST</b>		CITY <b>LOGAN</b>	STATE <b>UTAH</b>	ZIP <b>84341</b>
EMAIL ADDRESS <b>ESTERLEE@CHILDANDFAMILY SUPPORT CENTER.ORG</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)  <b>Use of building as a childcare/preschool</b>				Total Lot Size (acres)  Size of Proposed New Building (square feet) <b>NA</b> Number of Proposed New Units/Lots <b>NA</b>
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent  <b>Michael J. Arambel</b>	

**PROPOSAL FOR**  
**UPDATE OF**  
**LITTLE WONDERS WEST**

(formerly The Family Place)

- 1) Updates of the former The Family Place will be required to be able to pass for certification by Utah State Childcare Licensing. Some interior walls will be removed (see diagram) and allow for a more open classroom and be able to accommodate approximately 90 children.
- 2) Interior flooring will be replaced as needed and any cosmetic changes as necessary.
- 3) Updates will be required to pass Bear River Health department as a food permit will be required for the preparation and serving of food to children.
- 4) The semicircle located on the west entrance will be used as a drop-off and pick-up area for children. Using a detailed daily attendance summary of our Little Wonders -North facility (240 E 1250 N in Logan), we have provided an estimated car traffic chart. This schedule of traffic may vary since our hours of business will be: 6am to 6pm. (Actual information can be provided upon request).

6am	0 cars
7am	8 cars
8am	16 cars
9am	33 cars
10am	11 cars
11am	7 cars
12 noon	5 cars
1pm	3 cars
2pm	4 cars
3pm	13 cars
4pm	28 cars

## Michael Arambel

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**From:** Lance Parker <lance@lancerparker.com>  
**Sent:** Monday, September 26, 2016 9:07 AM  
**To:** Michael Arambel  
**Subject:** Little Wonders - Family Place Negotiation

To: Logan City  
Re: Property Located at 380 W 1400 N Logan

This email is to confirm that representatives of The Child and Family Support Center, aka The Family Place, and Little Wonders Learning Center, Inc are currently in negotiations for the possible sale of the property located at 380 W 1400 N in Logan, Utah.

Respectfully,

Lance R. Parker  
Agent for The Family Place



Your Professional Real Estate Source

Cell 435-764-8561

Fax 435-755-9901

45 E 200 N Ste 200

Logan, Utah 84321

[How did we do?](#)



[Click to rate your experience with Lance R Parker - Parker Real Estate Services P.C.](#)





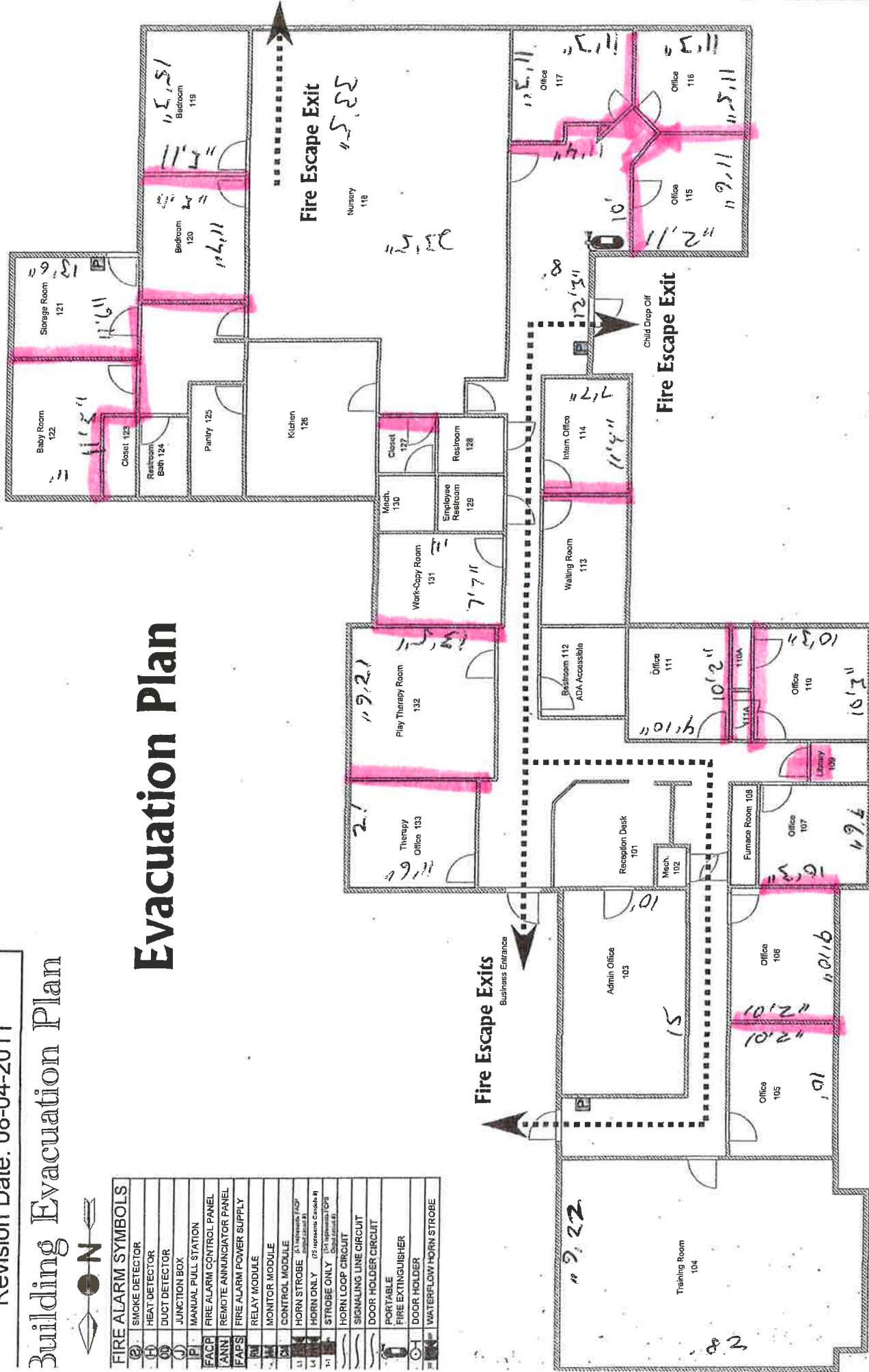


# Building Evacuation Plan



FIRE ALARM SYMBOLS	
	SMOKE DETECTOR
	HEAT DETECTOR
	DUCT DETECTOR
	JUNCTION BOX
	MANUAL PULL STATION
	FIRE ALARM CONTROL PANEL
	REMOTE ANNUNCIATOR PANEL
	FIRE ALARM POWER SUPPLY
	RELAY MODULE
	MONITOR MODULE
	CONTROL MODULE
	HORN STROBE
	HORN ONLY
	STROBE ONLY
	HORN LOOP CIRCUIT
	SIGNALING LINE CIRCUIT
	DOOR HOLDER
	DOOR STROBE
	PORTABLE FIRE EXTINGUISHER
	DOOR HOLDER
	WATERFLOW/HORN STROBE

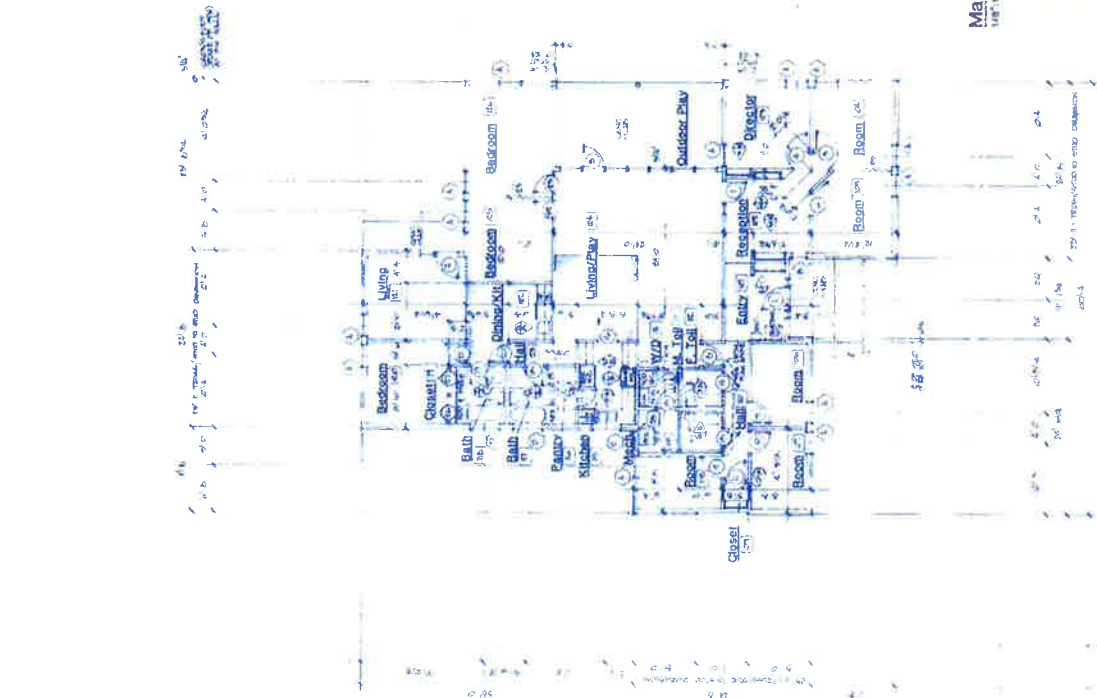
## Evacuation Plan



WALLS TO BE  
REMOVED





[illegible]

## Main Floor Plan

dimensional reference plan